



Zoning Bylaw Working Group

Date: June 5, 2019

Time: 8:30 AM to 9:30 AM

Location: Department of Planning and Community Development, First Floor Conference Room

Minutes

Attendance: Charles Kalauskas, Christian Klein, Jenny Raitt, Stephen Revilak, David Watson, Ralph Willmer, John Worden.

Guests: Beth Melofchik, Jo Anne Preston, Don Seltzer.

Jenny opened the meeting by indicating that the purpose of the meeting is to discuss the upcoming year work plan, as well as debrief the outcome of Town Meeting.

The Industrial Zoning project is geared to modernizing Arlington's industrial zoning taking cues from the analysis completed as part of the Master Plan. The analysis in the Master Plan provided some suggestions on planning for economic growth within our industrial districts. The funding from Town Meeting would go to hire a consultant. The members discussed that the existing commercial zoning districts are largely one lot deep, and there is not enough space to grow the commercial base within the existing commercial zones. Steve noted that the town has a small commercial tax base due to past Town Meeting decisions and the town now can change those decisions. The members discussed that a consultant should have a marketing point of view, provide recommendations on how to grow the commercial tax base, and recommendations on what is realistic in order to redevelop industrial zones. The members also noted that there could be push back from groups within the community if housing is included. John stated that we do not need more people in town and referenced Al Tosti's remarks at Town Meeting.

The Department of Planning and Community Development, Conservation Commission, and Engineering Department will be working on a stormwater bylaw review in order to modernize and consolidate the various stormwater reviews as well as to be compliant with MS4 permit requirements.

Design guidelines also received funding through Town Meeting. This effort would be focused on residential design guidelines and a consultant would be hired. A new

committee would oversee this effort, and while it does not address teardowns, it would address the aesthetic choices of the new structures.

The members discussed the multifamily and mixed-use zoning effort from Town Meeting, and how it will be addressed moving forward. There will be a series of meetings with the ARB and the Select Board over the summer and fall, at which time, the boards will come together to discuss and determine a plan of action for the future. The members discussed housing growth and many of the other issues that surfaced during the past few months. Affordability seemed to be the chief issue among everything, but the work brought up zoning, policy, and programmatic changes needed.

The members then discussed the Arlington Heights Action Plan, which recommended consolidating districts. The members thought that a committee established by interested parties would be the best way to move forward on the recommendations.

The meeting summary from February 27, 2019, was approved as presented. The Working Group decided to cancel the July 2019 meeting, and meet next on August 7, 2019.

Meeting adjourned at 9:30 AM.